

**NOTICE OF TYPE II
DEVELOPMENT REVIEW
APPLICATION AND OPTIONAL
SEPA DETERMINATION OF
NON-SIGNIFICANCE**

(Form DS1224)



The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the County expects to issue a **Determination of Non-Significance (DNS)** for the proposal allowed by state law and Clark County Code (CCC), Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal. No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

Closing Date for Public Comments:
April 30, 2010

Information regarding this application can be obtained by contacting the staff contact person listed below, or visit the Public Service Center, Development Services Division, 1300 Franklin Street, 3rd Floor, Vancouver, Washington.

Date of this notice: April 15, 2010

Project Name: NE 72nd AVENUE OFFICE BUILDING

Case Number: PSR2010-00006; SEP2010-00014; MZR2010-00009

Location: 12301 NE 72nd Avenue

Request: The applicant is requesting site plan approval for the conversion of a single family residence to office uses on a 5 acre parcel in the BP zone district.

Applicant: Glenwood Community Church
PO Box 70117
Vancouver, WA 98665
(360)606-3957
acurtis@glenwoodoc.org

Contact Person: Landerholm Law Firm
Randy Printz
PO Box 1086
Vancouver, WA 98666
(360)696-3312; (360)696-2122 fax
randy.printz@landerholm.com

Property Owner: Same as applicant

Zoning: BP

Comp Plan Designation: EC

Parcel Number(s): 198592-000

Township: 3 North Range: 2 East SW ¼ of Section: 29

Applicable Code Sections :

Clark County Unified Development Code Sections 40.200 (General Provisions); 40.230.030 (Employment Center Districts); 40.320.010 (Landscaping and Screening); 40.340.010 (Parking and Loading); 40.350.010 (Pedestrian/Bicycle Circulation Standards); 40.350.020 (Transportation Concurrence); 40.350.030 (Street and Road Standards); 40.360 (Solid Waste and Recycling); 40.370.010 (Sewer Regulations); 40.370.020 (Water Supply); 40.385 (Stormwater and Erosion Control); 40.4 (Critical Areas and Shorelines); (Procedures); 40.510.020 (Type II Process); 40.520.010 (Legal Lot Determination); 40.520.040 (Site Plan Review); 40.570 (SEPA); 40.610 and 40.620 (Impact Fees); and Title 15 (Fire Code).

Neighborhood Contact:

Greater Brush Prairie Neighborhood Association, Sam Kim, President,
14915 NE 126 Avenue, Brush Prairie, WA 98606, 896-7119
E-mail: brushprairie@comcast.net

Staff Contact Person:

Planner Name, Terri Brooks (360) 397-2375, ext. 4885

Please email SEPA comments to: terri.brooks@clark.wa.gov

Responsible Official: Michael V. Butts, Development Services Manager

Public Service Center, Department of Community Development, 1300 Franklin Street, P.O. Box 9810, Vancouver, WA 98666-9810

Application Filing date: 3/12/10

Fully Complete Date: 4/7/10

SEPA Options:

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be mitigated through conditions of approval); or,
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

Timelines/Process:

Decisions on Type II applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

Appeal Process:

The responsible official's decision on the application may be appealed to the County Hearings Examiner by the applicant or any person or group that qualifies as a "Part of Record." To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline. Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

SEPA Appeals:

A **procedural SEPA appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance).

A **substantive SEPA appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing County Code or other law.

A **procedural or substantive appeal** must be filed within fourteen (14) calendar days of this determination, together with the appeal fee. Such appeals will be considered at a scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

Information Available on the County Web Page:

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):
<http://www.clark.wa.gov/commdev/active-landuseN.asp>

- Pre-Application Conferences and Public Land Use Hearing Agendas:
<http://www.clark.wa.gov/commdev/agendasN.asp>
- Applications and Information Handouts for each Type of Land Use Permit:
<http://www.clark.wa.gov/commdev/applicationsN.html>

Phone: (360) 397-2375; Fax: (360) 397-2011

Web Page at: <http://www.clark.wa.gov>

Attachments:

- Proposed project site/land division plan
- Map of property owners receiving notice

Agency Distribution:

This notice is being provided to the following agencies with jurisdiction whose services maybe impacted by implementation of this proposal:

Federal Agencies:	U.S. Army Corps of Engineers - Enforcement Division
Tribes:	Cowlitz Indian Tribe Yakama Nation Chinook Tribe
State Agencies:	Department of Natural Resources (S.W. Region) Department of Ecology Department of Fish and Wildlife Department of Transportation
Regional Agencies:	Fort Vancouver Regional Library Southwest Clean Air Agency Vancouver-Clark Parks & Recreation
Local Agencies:	Clark County Department of Community Development Development Services Development Engineering Fire Marshal's Office Clark County Health Department Clark County Public Works Transportation Division Clark County Conservation District Clark County Water Resource Council City of Vancouver Transportation
Special Purpose Agencies:	Fire Protection District # 5 Clark Public Utilities Clark Regional Wastewater District/City of Vancouver Water/Sewer
The Media	The Columbian The Oregonian The Reflector Vancouver Business Journal The Post Record
Other:	Applicant Clark County Neighbors Clark County Natural Resources Council Clark County Citizens United C-Tran Neighborhood Association

Add Attachment for Agencies:

- SEPA checklist

A. Background

1. Name of proposed project, if applicable:

NE 72nd Avenue Office Building

2. Name of applicant:

Glenwood Community Church

3. Address and phone number of applicant and contact person.

Applicant:

Glenwood Community Church

PO Box 70117

Vancouver, WA 98665

(360) 574-1010

acurtis@glenwoodcc.org

Contact Person:

Randy Printz- Landerholm Law Firm

PO Box 1086

Vancouver, WA 98660

(360) 696-3312

(360) 696-2122 fax

randy.printz@landerholm.com

4. Date checklist prepared:

February, 2010

5. Agency requesting checklist:

Clark County Development Services

6. Proposed timing or schedule (including phasing, if applicable):

The project is expected to commence as soon as all applications and necessary permits are issued.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Not at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

No environmental information has been prepared with this application.

The entire development site is located within a low to moderate probability area for discovery of archaeological resources; therefore, an Archaeological Predetermination is not required.

9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.

No other applications are pending on this project.

10. List any government approvals or permits needed for your proposal:

Site plan approval, civil plan approval, building permit, construction approval, and SEPA determination from Clark County will be required for this application.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions addressed later in this checklist asking you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This application requests site plan approval for an existing office building, 2,185 SF in size with associated parking, landscaping, and public transportation.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, section, township, and range. If this proposal occurs over a wide area, please provide the range or boundaries of the site. Also, a legal description, site plan, vicinity map, and topographic map. You are required to submit any plans required by the agency, but not required to submit duplicate maps or plans submitted with permit applications related to this checklist.

The five acre site is located at 12301 NE 72nd Avenue, Vancouver, WA, North of the intersection of NE 119th Street and NE 72nd Avenue. The site is also referred to as tax parcel 198592-000.

B. ENVIRONMENTAL ELEMENTS

1. Earth

Agency Use Only

- a. General description of the site: Flat, rolling, hilly, steep slopes, mountainous, other.

According to GIS information, the site is generally flat with 0-5% slopes over 78% of the parcel.

- b. What is the steepest slope on the site and the approximate percentage of the slope?

According to available GIS information, approximately 5-10%.

- c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland.

According to the Clark County Developer's Packet, 84% of the site is classified as HIB (Hillsboro loam); 16% of the site is classified as HIA.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe.

According to available GIS information, there are no known surface indications or history of unstable soils on the site.

- e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill.

No grading is proposed with this project.

- f. Could erosion occur as a result of clearing, construction, or use? If so, please describe.

Some soil erosion could occur during clearing and construction of the, but the erosion will be controlled by

implementation of an approved erosion control plan to minimize the risk of sediment leaving the site. The applicant will fully mitigate the potential impacts through compliance with the Clark County erosion control ordinance.

- g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)?

Approximately 9,880 SF of the 5 acre site has existing gravel surfaces.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth include:

All site work will meet Clark County grading and erosion control ordinance requirements in order to reduce and control any potential erosion on site.

2. Air

- a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities.

Construction equipment and vehicles on-site during the construction process will generate some dust and particular emissions. No long term effects are anticipated.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, please describe.

Not to the applicant's knowledge.

- c. Proposed measures to reduce or control emissions or other impacts to air:

Construction areas will be sprinkled with water during dust generating activities to contain dust emissions.

3. Water

a. Surface:

- 1) Is there any surface water body on or in the vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, and wetlands)? If yes, describe type and provide names and into which stream or river it flows into.

There are no wetlands on site.

- 2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans.

Not in conjunction with this application.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Does not apply to this project.

- 4) Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities:

No.

- 5) Does the proposal lie within a 100-year flood plain? If so, note the location on the site plan.

According to available GIS information, the site is not located within the 100-year flood plain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? if so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Please give description, purpose, and approximate quantities.

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, (e.g., domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve.

The site will be served by an existing septic system.

c. Water Runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water.

The present onsite runoff is generally overland flow - some from fields and some from roofs; and paved and gravel surfaces. A small amount of area is intercepted and dissipated in several onsite drywells, but most of the runoff is to offsite conveyance systems.

- 2) Could waste materials enter ground or surface waters? If so, please describe.

It is not likely.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

An engineered stormwater plan per CCC 13.25 will be designed and installed to control the runoff.

4. Plants

- a. Check or circle types of vegetation found on the site.
 - Deciduous tree: alder, maple, aspen, other.
 - Evergreen tree: fir, cedar, pine, other: Douglas Fir, Spruce, Maple
 - Shrubs
 - Grass
 - Pasture
 - Crop or grain

- Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other.
 - Water plants: water lily, eelgrass, milfoil, other.
 - Other types of vegetation.
- b. What kind and amount of vegetation will be removed or altered?

No vegetation will be removed.

- c. List threatened or endangered species on or near the site.

To the Applicant's knowledge, no such species are on or near the site.

- d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:

Site landscaping will be provided as required by Clark County Code, and addressed with the preliminary application.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site:

- **birds**: hawk, heron, eagle, songbirds, other
- **mammals**: deer, bear, elk, beaver, other; and,
- fish: bass, salmon, trout, herring, shellfish, other.

- b. List any threatened or endangered species known to be on or near the site.

To the Applicant knowledge, this does not apply to this site.

- c. Is the site part of a migration route? If so, please explain.

The site is located within the Pacific Flyway for migratory waterfowl.

- d. List proposed measures to preserve or enhance wildlife:

Proposed landscaping and existing stand of fir trees will provide minimal food and cover for wildlife.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The proposed development will require electricity and will be constructed in accordance with international building code requirements.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, please describe.

It is not likely.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts:

All future construction will comply with the adopted codes and policies of the Clark County Building Division, including the State Energy Code.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, please describe.

It is not likely.

- 1) Describe special emergency services that might be required.

Fire and medical services.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

None proposed with this application.

b. Noise

- 1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)?

A minor amount of traffic noise exists from NE 72nd Avenue.

- 2) What types and levels of noise are associated with the project on a short-term or a long-term basis (e.g., traffic, construction, operation, other)? Indicate what hours noise would come from the site.

In the short-term, noise from construction operations will occur during the development of the project. In the long-term, additional noise impacts from traffic entering or exiting the site are anticipated, but are not likely to have any negative effects on surrounding uses.

- 3) Proposed measures to reduce or control noise impacts, if any:

Construction activities will only be performed during Clark County approved construction hours.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

The site is currently occupied by a single family residential home that has been functioning for years as an office complex. The property is zoned "BP"; property to the north and west is zoned R1-6 and property to the south zoned C-3. MI property exists to the east. Surrounding uses include NE 72nd Avenue to the west, a church to the south, vacant property to the east and residential to the north.

- b. Has the site been used for agriculture? If so, please describe.

Unknown. The site is not currently an agricultural use.

- c. Describe any structures on the site.

There are a couple of out-building structures on site in addition to the proposed office building.

- d. Will any structures be demolished? If so, please describe?

No structures will be demolished.

- e. What is the current zoning classification of the site?

BP- Business Park.

- f. What is the current comprehensive plan designation of the site?

EC-Employment Center District.

- g. What is the current shoreline master program designation of the site?

The site is not located within Shorelines jurisdiction.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.

None of the site is identified as environmentally sensitive.

- i. How many people would reside or work in the completed project?

It is anticipated that two staff persons will occupy the building.

- j. How many people would the completed project displace?

No people would be displaced with this project.

- k. Please list proposed measures to avoid or reduce displacement impacts:

None.

- l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:

The proposed development will comply with all pertinent codes and regulations.

9. Housing

- a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing.

None, the application is for an office use.

- b. Approximately how many units, if any, would be eliminated? Indicate whether it's high, middle, or low-income housing.

None.

- c. List proposed measures to reduce or control housing impacts:

None.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials?

The structure is existing and does not exceed 20' in height.

- b. What views in the immediate vicinity would be altered or obstructed?

None, as all the structures on site are existing.

- c. Proposed measures to reduce or control aesthetic impacts:

A landscaping plan is proposed with this application.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Lights for parking and pedestrian circulation will be provided during any 24 hour period.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not likely. Any light required for parking lot safety will be shielded from adjacent uses to the north and south.

- c. What existing off-site sources of light or glare may affect your proposal?

Some lighting from NE 72nd Avenue may come on to this property.

- d. Proposed measures to reduce or control light and glare impacts:

Site lighting will be provided in accordance with an approved lighting plan meeting the requirements of Clark county code.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

There is an existing disc golf course on a portion of the site.

- b. Would the proposed project displace any existing recreational uses? If so, please describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant:

None proposed.

13. Historic and Cultural Preservation

- a. Are there any places or objects on or near the site which are listed or proposed for national, state, or local preservation registers. If so, please describe.

According to current GIS information, there are no known places listed on the national, state, or local preservation registers near the project site.

- b. Please describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None known to applicant. An archaeological predetermination is not required for this project.

- c. Proposed measures to reduce or control impacts:

None proposed; however, if any cultural or historic resources are discovered during construction, all activity in the area will cease until a qualified archaeologist accesses the find.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Access to the site is from the adjacent lot (Glenwood Church) to the south and an existing road that connects them.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The site is not served by public transportation.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

With this proposal, 5 parking spaces are proposed. No parking is being eliminated.

- d. Will the proposals require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, please describe and indicate whether it's public or private.

No new roads or streets are proposed nor are improvements proposed to existing roadways. Some improvements will be made to on-site circulation areas.

- e. Will the project use water, rail, or air transportation? If so, please describe.

No.

- f. How many vehicular trips per day would be generated by the completed project? Indicate when peak volumes would occur.

An estimated number of generated trips has been prepared by Hann Lee. For the proposed uses, preliminary trip generation numbers are estimated at 2 PM Peak hour trips and 2 AM Peak hour trips.

- g. Proposed measures to reduce or control transportation impacts:

This development will participate in the County's impact fee program, and through the payment of transportation impact fees will help off-set transportation impacts created by this development. This development will also comply with the Clark County road standards.

15. Public Services

- a. Would the project result in an increased need for public services (e.g., fire protection, police protection, health care, schools, other)? if so, please describe.

It is likely that there will be a minor increase in need for public safety related services: i.e; fire, medical, and police.

- b. Proposed measures to reduce or control direct impacts on public services:

None. Taxes paid by tenants will off-set any costs incurred by Clark County for any public safety incidents.

16. Utilities

- a. Circle the utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities near the site:

Water: CPU- existing

Sewer: Existing on-site septic system
Telephone: AT&T and Qwest
Electricity: Clark Public Utilities
Refuse: Waste Connections
Gas: Northwest Natural

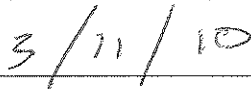
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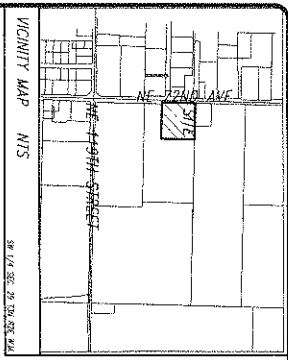
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

A handwritten signature in black ink, appearing to be 'K. S. L.', written over a horizontal line.

Date Submitted: _____

A handwritten date '3/11/10' in black ink, written over a horizontal line.



VICINITY MAP NIS

SECTION 29, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CLATSOP COUNTY, WA.

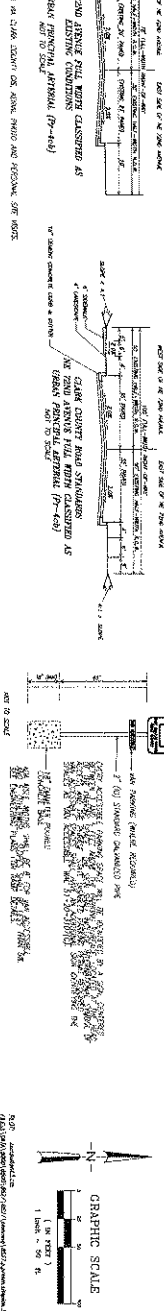
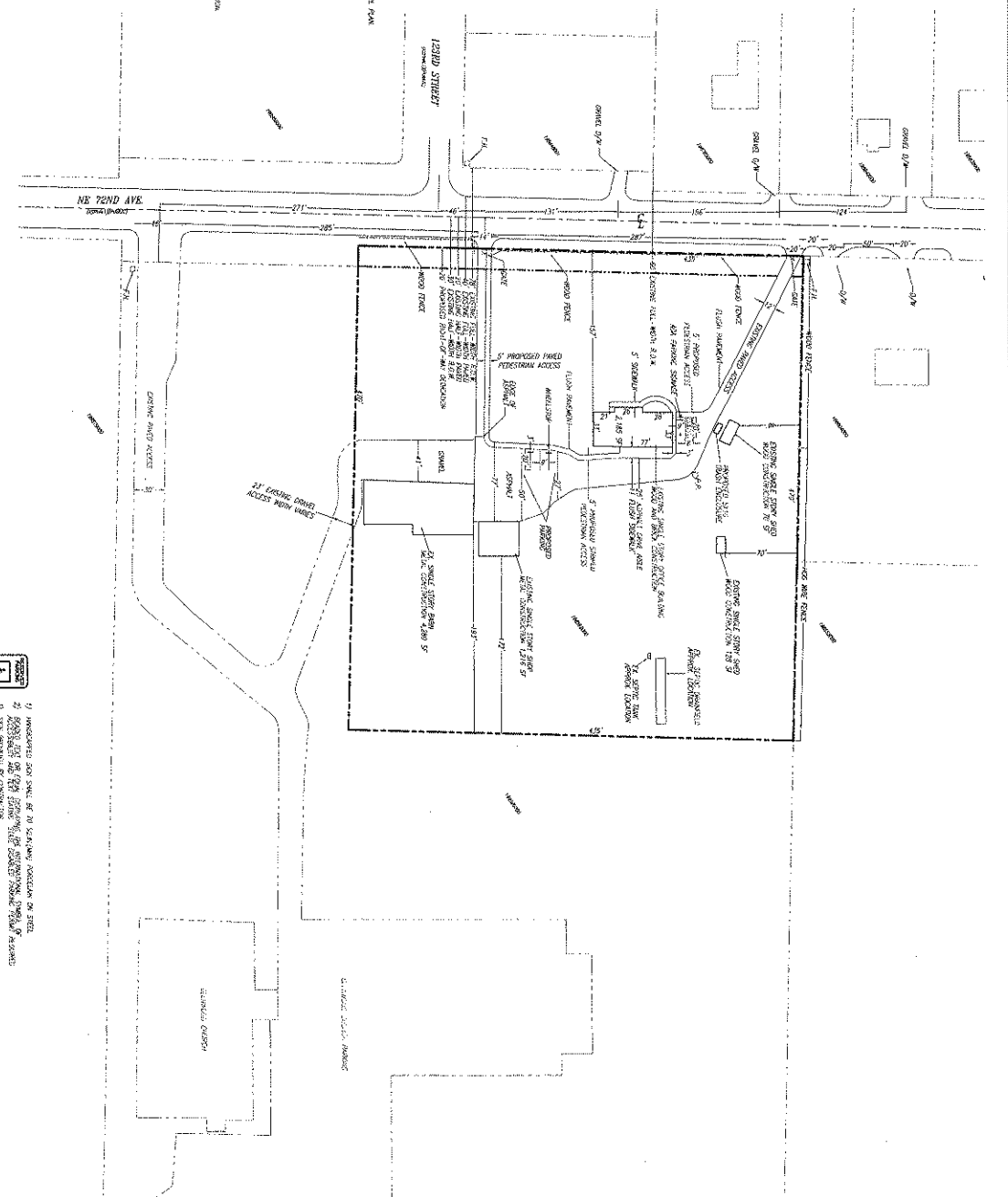
OWNER / APPLICANT: CLATSOP COUNTY
 PROJECT: CLATSOP COUNTY JAIL
 PROJECT NO: 2017-001
 PROJECT DATE: 10/10/17
 PROJECT LOCATION: 122ND STREET AND NE 72ND AVENUE

DESIGNER: OLSON LAND SURVEYORS
 PROJECT NO: 2017-001
 PROJECT DATE: 10/10/17
 PROJECT LOCATION: 122ND STREET AND NE 72ND AVENUE

EXISTING CONDITIONS:
 1. EXISTING 122ND STREET AND NE 72ND AVENUE
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PROPOSED CONDITIONS:
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LEGEND:
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PRELIMINARY SITE PLAN FOR:
NE 72nd AVENUE OFFICE BUILDING

OLSON LAND SURVEYORS
ENGINEERS
 ENGINEERING INC. 1111 BROADWAY, VANCOUVER, WA 98660

DATE: 10/10/17
 SCALE: 1" = 50'
 SHEET: 1 of 1

Property Owners that were sent notice

SW 1/4 of Section 29 T3R2E WM

- Major Roads
- State
- State On-Ramp
- Interstate
- Interstate On-Ramp
- Primary Arterial
- Roads
- Municipal Jurisdiction
- Unincorporated
- Incorporated

Community Development (Development Serv

Plot Date: Mar 19, 2010
Map produced by:

Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuracies that may be present.

